

Fig. 1

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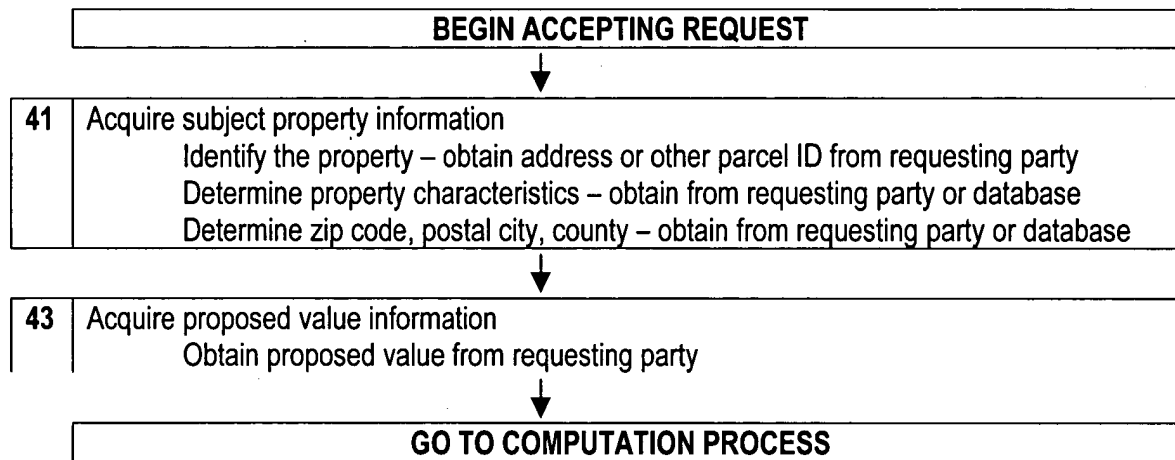


Fig. 2

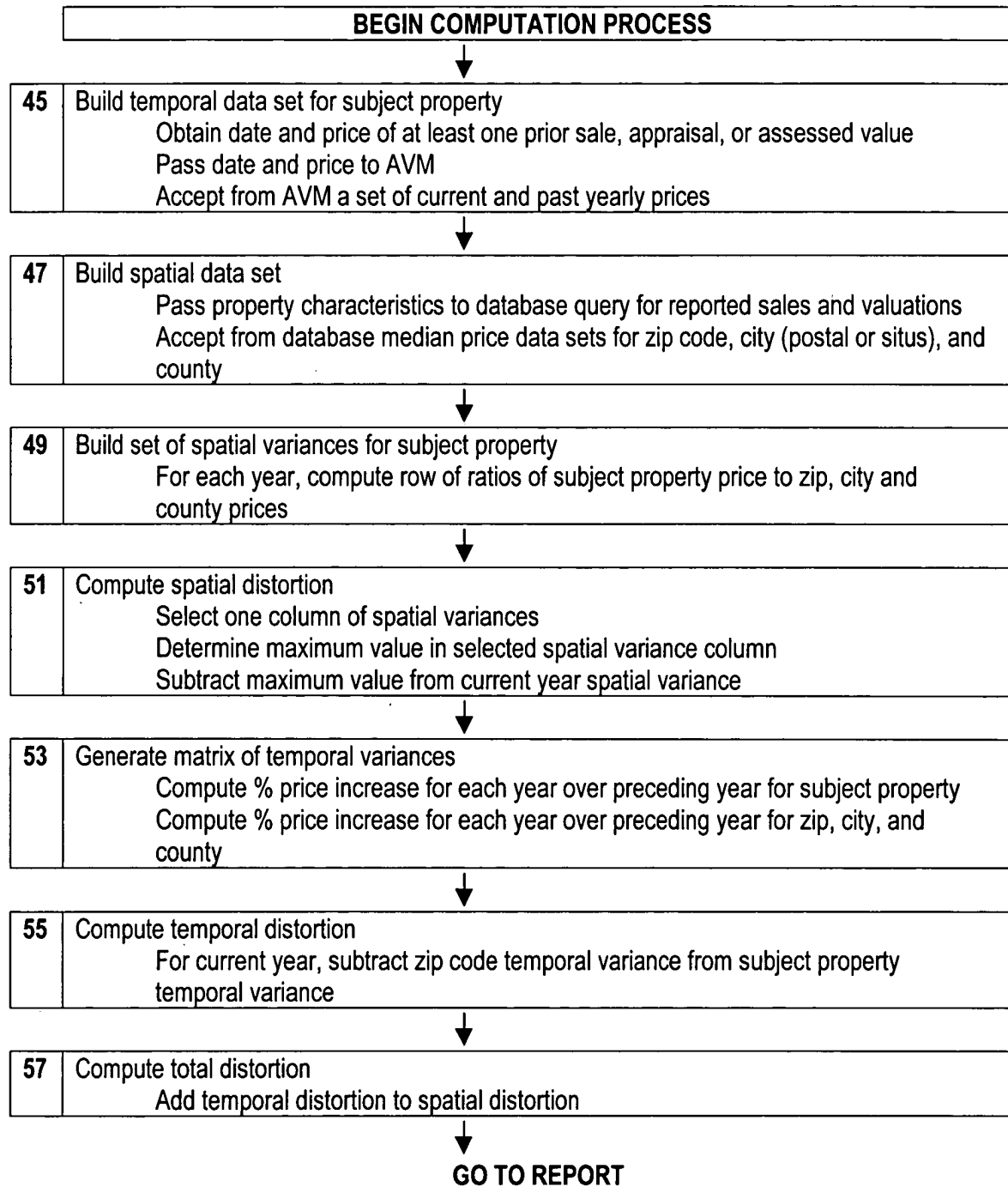
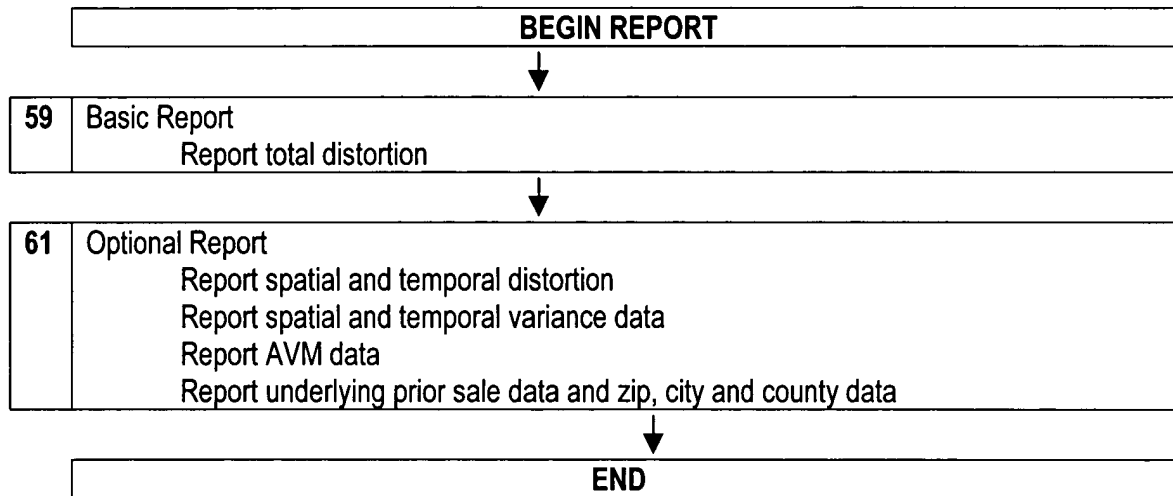


Fig. 3

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Fig. 4

SUBJECT PROPERTY
TEMPORAL PRICE MATRIX

YEAR	Subject	SOURCE
1994	\$ 180,000	prior sale
1995		
1996		
1997		
1998		
1999	\$ 268,000	VP4 AVM July 1
2000	\$ 276,000	VP4 AVM July 1
2001	\$ 335,000	VP4 AVM July 1
2002	\$ 371,000	VP4 AVM July 1
2003	\$ 395,000	VP4 AVM July 1
2003	\$ 550,000	FRAUD July 1

SPATIAL PRICE MATRIX

ZIP CODE	Los Angeles POSTAL CITY	L.A. COUNTY
\$175,000	\$ 150,000	\$ 160,000
\$167,000	\$ 139,000	\$ 153,000
\$163,000	\$ 134,500	\$ 150,000
\$178,000	\$ 136,000	\$ 150,000
\$195,000	\$ 138,000	\$ 162,000
\$244,000	\$ 142,000	\$ 175,000
\$261,000	\$ 149,000	\$ 192,000
\$310,000	\$ 170,000	\$ 229,000
\$388,000	\$ 220,000	\$ 267,000
\$410,000	\$ 241,000	\$ 297,000
\$410,000	\$ 241,000	\$ 297,000

(Apr-Jun) (Apr-Jun)

MATRIX OF SPATIAL VARIANCES

YEAR	Subject to zip	Subject to city	Subject to county	Zip. to city	Zip to county	City to county
1994	103%	120%	127%	117%	109%	94%
1995				120%	109%	91%
1996				121%	109%	90%
1997				131%	119%	91%
1998				141%	120%	85%
1999	110%	189%	127%	172%	139%	81%
2000	106%	185%	139%	175%	136%	78%
2001	108%	197%	141%	182%	135%	74%
2002	96%	169%	125%	176%	145%	82%
2003	96%	164%	127%	170%	138%	81%
2003	134%	228%	152%	170%	138%	81%

MATRIX OF TEMPORAL VARIANCES

CHANGE FROM PRIOR YEAR

YEAR	Subject	ZIP	CITY	COUNTY
1994		-8%	-4%	-6%
1995		-5%	-7%	-4%
1996		-2%	-3%	-2%
1997		9%	1%	0%
1998		10%	1%	8%
1999		25%	3%	8%
2000		7%	5%	10%
2001	21%	19%	14%	19%
2002	11%	25%	29%	17%
2003	6%	6%	10%	11%
2003	48%	6%	10%	11%

Fig. 5